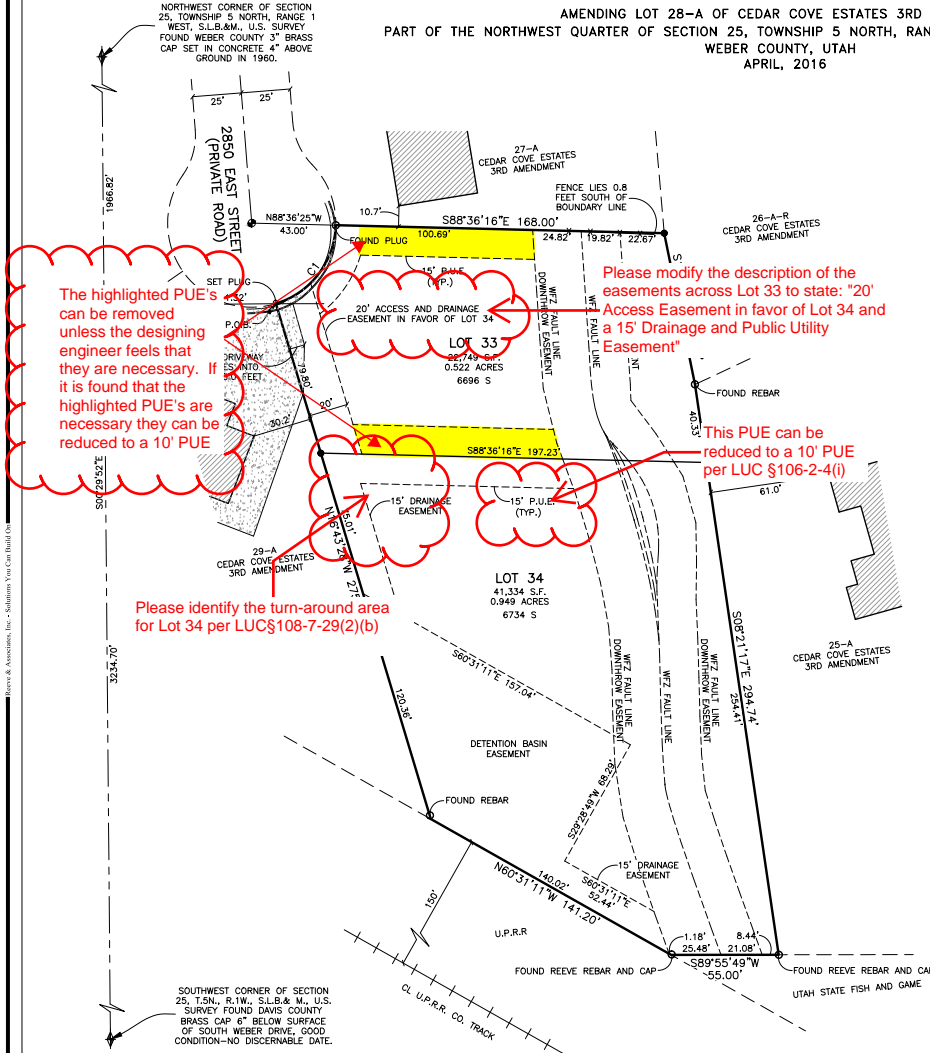


CEDAR COVE ESTATES 4TH AMENDMENT

AMENDING LOT 28-A OF CEDAR COVE ESTATES 3RD AMENDMENT
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2016



The highlighted PUE's can be removed unless the designing engineer feels that they are necessary. If it is found that the highlighted PUE's are necessary they can be reduced to a 10' PUE

Please identify the turn-around area for Lot 34 per LUC§108-7-29(2)(b)

Please modify the description of the easements across Lot 33 to state: "20' Access Easement in favor of Lot 34 and a 15' Drainage and Public Utility Easement"

This PUE can be reduced to a 10' PUE per LUC §106-2-4(i)

LEGEND

- SECTION CORNER
- FOUND CENTERLINE MONUMENT
- REBAR AND PLASTIC IRREG & ASSOCIATES
- D ON PLAT
- ERTY
- E
- P.U.E. = PUBLIC UTILITY EASEMENT

Please modify the plat note regarding the geologic study to state the following: "The location of and required setbacks for the identified fault line are based on the Geologic Study prepared by Western Geologic, LLC Dated March 18, 2016. This report is available for public inspection in the office of the Weber County Planning Division."

NOTE

LOCATION OF FAULT LINE DETERMINED BY GEOLOGIC STUDY PREPARED BY WESTERN GEOLOGIC, LLC DATED MARCH 18, 2016

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN FOUND BRASS CAP MONUMENTS AT THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS S00°29'52"E. THIS WAS ROTATED TO MATCH THE RECORD SUBDIVISION PLAT.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 28-A OF CEDAR COVE ESTATES 3RD AMENDMENT AND CREATE A TWO LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY RETRACING THE FOUND CENTERLINE MONUMENTS AS SHOWN HEREON. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

LEGAL DESCRIPTION

ALL OF LOT 28-A OF CEDAR COVE ESTATES 3RD AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN BOOK 70 AT PAGES 87 AND 88 IN THE OFFICE OF THE WEBER COUNTY RECORDER. ALSO DESCRIBED AS:
BEGINNING AT A POINT, SAID POINT BEING S00°29'52"E 1966.82 FEET AND N89°00'08" 431.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 53.95 FEET, A RADIUS OF 43.60 FEET, A CHORD BEARING OF N37°02'05"E AND A CHORD LENGTH OF 50.48 FEET; THENCE S88°36'16"E 168.00 FEET; THENCE S11°28'36"E 78.95 FEET; THENCE S08°21'17"E 294.74 FEET; THENCE S89°55'49"W 55.00 FEET; THENCE N60°31'11"W 141.20 FEET; THENCE N16°43'28"W 275.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 64,083 SQUARE FEET OR 1.471 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
1	43.60	53.95	50.48	31.18	N37°02'05"E	175°15'49"

Please remove the second notary acknowledgement, the County Commission and the Weber-Morgan Health Department signature blocks since they will not be required to sign the mylar

SUBDIVIDER

TREVOR ANDERSON
6697 SOUTH 2850 WEST
OGDEN, UTAH

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ATTORNEY

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER MONUMENTS FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERewith.
SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION
ATTTEST TITLE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF CEDAR COVE ESTATES 4TH AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 20____

UTAH LICENSE NUMBER TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT CEDAR COVE ESTATES 4TH AMENDMENT, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND TO HEREBY GRANT TO THE OWNERS OF LOT 34, THEIR HEIRS AND ASSIGNS, AND PERPETUITY, A 20 FOOT ACCESS EASEMENT AS SHOWN HEREON, SAID DRIVE ACCESS TO BE MAINTAINED BY THE OWNER OF LOT 34.
SIGNED THIS _____ DAY OF _____, 20____

Marie Parks Lance Parks

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Marie Parks (AND) Lance Parks, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE(S) SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF SAID CORPORATION AND THAT THEY WERE THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 04-01-16
Name: CEDAR COVE ESTATES 4TH AMENDMENT
Number: 6706-01
Revision: _____
Scale: 1"=30'
Checked: _____

Reeve & Associates, Inc.
200 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 401-3100 FAX: (801) 401-2888 www.reeveandassociates.com

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THIS SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED IN THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder

Entry No. _____ Filed For Record
And Recorded, _____
At _____ in Book _____
Of the Official Records, Page _____
Recorded For: _____
Webber County Recorder
Deputy.